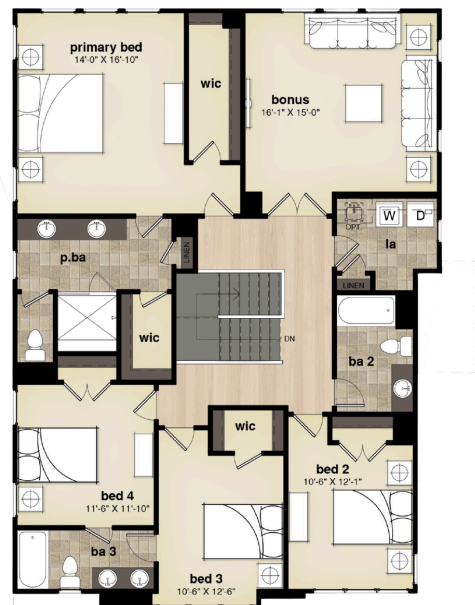




The Holly

Lot 1

5 Bedrooms | 4 Full Baths | Bonus Room | 2,860 Square Feet



This Holly delivers a soft, modern neutral palette with warm white oak floors, full quartz surfaces, ceiling-height tile details, upgraded marble fireplace surround, and a polished brushed nickel hardware package — cohesive, elevated, and move-in ready.

The Holly

Lot 1

Elevation 1

Choice Modern Neutral Package

Exterior Color Scheme – Turner Creek Scheme 1

Roof: CertainTeed Landmark – Driftwood

Metal Roof (per plan): Dark Bronze

Gutters: Dark Bronze

Brick: Evelyn Bay

Siding: SW 7029 Agreeable Gray

Trim/Columns: SW 7035 Aesthetic White

Garage Doors: SW 2809 Rookwood Shutter Green

Front Door: SW 2809 Rookwood Shutter Green

Exterior Hardware & Lighting: Black

Kitchen – Gourmet Appliance Package (Standard)

36" Frigidaire 5-burner gas cooktop

Frigidaire Gallery 30" Wall Oven & Microwave Combo

36" Canopy Wall-Mounted Hood

24" Frigidaire Dishwasher

Gourmet kitchen cabinet layout (per plan)

Choice Boreal Design Package (Holly) – \$11,900

Cabinetry

Perpetua Binx – Boreal (whole house)

42" upper cabinets in kitchen

Slab drawer fronts

Soft-close drawers

Dual trash pull-out

Refrigerator cabinet panel

Full overlay cabinets

Stanton hardware (per selection)

Countertops

Kitchen Quartz: Calcutta Idillio

Bath Quartz (all): 1.5 Frost White

Kitchen Sink: Stainless single bowl

Bath Sinks: Rectangular undermount

Flooring

Wood: Dutton Pass White Oak 6.5" – Mountain Wilderness

Carpet: Dwellings Ascend "Chrome"

Floor Tile: Stone Theory 12x24 "Notion Matte" (Driftwood grout, 1/3 stagger)

Backsplash

Brickwork 4x8 "Studio"

Horizontal 50/50 layout

To ceiling at hood

Primary Bath

12x24 "Notion Matte" tile to ceiling

Combo niche

2" Hex "Desert Gray" shower floor

Secondary Baths

12x24 "Notion Matte" wall tile to 7' AFF

Matching grout & stagger pattern

Plumbing & Hardware

Brushed Nickel throughout

Kitchen Faucet: Align pull-out

Lav Faucets: Gibson 4" spread

Master Shower: Gibson Posi-temp w/ tile pan

Tub/Showers: Gibson Posi-temp

Bath Accessories: Triva

Interior Features

Drop Zone Bench with cubbies & hooks (included)

Interior Paint:

Walls & Ceilings: SW 7004 Snowbound

Trim & Doors: SW 7006 Extra White

Fireplace

42" Direct Vent Gas Fireplace – Heatilator Novus

Westcott Mantle (standard)

White Marble Surround Upgrade (no hearth)

Lighting

Lighting Package 2 – Silver Finish